

00-0-1446

(Do Not Write Above This Line)

AN ORDINANCE U-00-27/U-78-18
BY: ZONING COMMITTEE

AN ORDINANCE TO AMEND ORDINANCE
U-78-18, ADOPTED BY CITY COUNCIL
JULY 17, 1978 AND APPROVED BY THE
MAYOR JULY 25, 1978 GRANTING A
SPECIAL USE PERMIT FOR A PRIVATE
SCHOOL, PROPERTY LOCATED AT
4075 PAGES FERRY ROAD, N.W.
FOR THE PURPOSE OF APPROVING A
REVISED SITE PLAN.

OWNER: THE LOVETT SCHOOL

APPLICANT: SAME

BY: ROBERT E. SETTLE, TRUSTEE
AND HOLT, NEY, ZATCOFF AND
WASSERMAN, LLP, ATTORNEYS

NPU-A COUNCIL DISTRICT 8

ADOPTED BY
NOV 06 2000

COUNCIL

Substitute As Amended

- ☐ **CONSENT REFER**
☒ **REGULAR REPORT REFER**
☐ **ADVERTISE & REFER**
☐ **1st ADOPT 2nd READ & REFER**

Date Referred 9/18/00

Referred To: ZRB & Zoning

First Reading

Committee

Date

Chair

Committee

Date

Chair

Actions

Fav, Adv, Held (see rev. side)

Others

Members

Refer To

Committee

Date

Chair

Actions

Fav, Adv, Held (see rev. side)

Others

Members

Refer To

Committee

Date

Chair

Committee

Date

Chair

Actions

Fav, Adv, Held (see rev. side)

Others

Members

Refer To

Committee

Date

Chair

Actions

Fav, Adv, Held (see rev. side)

Others

Members

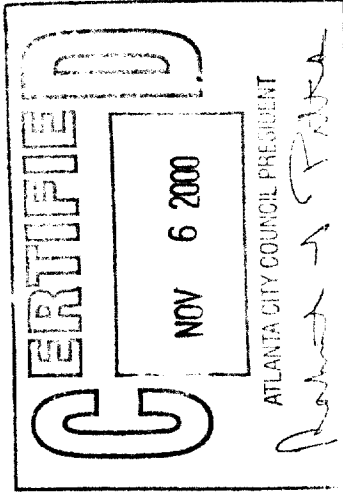
Refer To

COUNCIL ACTION

☒ 2nd ☐ 1st & 2nd ☐ 3rd
Readings

☐ Consent ☐ V Vote ☒ RC Vote

CERTIFIED



CERTIFIED
NOV 06 2000

Robert E. Settle
MUNICIPAL CLERK

MAYOR'S ACTION

APPROVED

NOV 15 2000

WITHOUT SIGNATURE
BY OPERATION OF LAW



**City Council
Atlanta, Georgia**

SUBSTITUTE ORDINANCE
BY: ZONING COMMITTEE

U-00-27/U-78-18

00-0-1446

AN ORDINANCE TO AMEND ORDINANCE U-78-18, ADOPTED BY CITY COUNCIL JULY 17, 1978 AND APPROVED BY THE MAYOR JULY 25, 1978 GRANTING A SPECIAL USE PERMIT FOR A PRIVATE SCHOOL, PROPERTY LOCATED AT **4075 PACES FERRY ROAD, N.W.** FOR THE PURPOSE OF APPROVING A REVISED SITE PLAN. OWNER: THE LOVETT SCHOOL APPLICANT: SAME BY: ROBERT E. SETTLE, TRUSTEE AND HOLT, NEY, ZATCOFF AND WASSERMAN, LLP. ATTORNEYS NPU-A COUNCIL DISTRICT 8

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That Special Use Permit U-78-18, adopted by City Council July 17, 1978 and approved by the Mayor July 25, 1978 is hereby amended so that all previously approved site plans governing the development of the property located at 4075 Paces Ferry Road, N.W. and more particularly described by the attached legal description, identified as Exhibit A, are hereby deleted in their entirety and a new site plan entitled "Zoning Plan, The Lovett School, Atlanta, Georgia" prepared by Hughes, Good, O'Leary and Ryan, Landscape, Architecture, Planning, Urban Design and Environmental Services, dated September 19, 2000, last revised October 9, 2000 and marked received by the Bureau of Planning October 9, 2000 is hereby adopted in lieu thereof.

SECTION 2. That the approval of this Special Use Permit is specifically conditioned on the two (2) attached documents identified as Exhibits A1 and B each consisting of one (1) page and each marked as received by the Bureau of Planning October 12, 2000.

SECTION 3. That the site plan hereby approved does not authorize the violation of any zoning district regulations. District regulation variances can be approved only by the Board of Zoning Adjustment upon the application of a petitioner.

SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

OMC-Amendment Incorporated by tcp 11/16/00

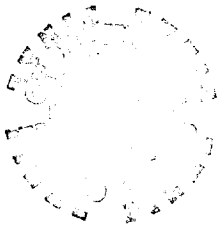
A true copy,

Rhonda Daughen Johnson
Municipal Clerk, CMC

ADOPTED as amended by the Council
RETURNED WITHOUT SIGNATURE OF THE MAYOR
APPROVED as per City Charter Section 2-403

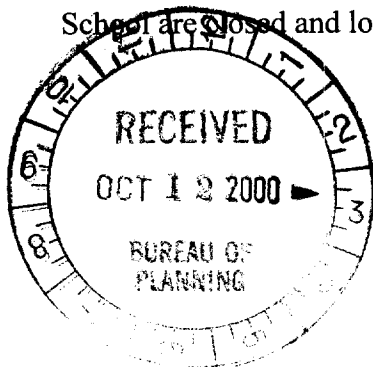
NOV 06, 2000

NOV 15, 2000



Zoning Conditions
U-00-27, 4075 Paces Ferry Road, N.W. (The Lovett School)
October 12, 2000

1. The site plan titled, "The Lovett School – Zoning Plan", by Hughes Good O'Leary & Ryan, dated 9/19/2000, revised 10/9/00, stamped as received by the Bureau of Planning on October 9, 2000.
2. Enrollment shall be limited to no more than 1560 students per year.
3. Lighting along the sides of the baseball field shall be directed inward and downwards towards the baseball field and shall be designed to minimize light spillage further than 150 feet off the baseball field.
4. All baseball games shall terminate by 9:30 P.M. and the lights for the baseball field will be turned off no later than thirty (30) minutes following the termination of baseball play; provided, however, that the lights may stay on until 10:30 P.M. up to, and no more than three (3) times per year.
5. It is contemplated that construction traffic will be entering the campus from both of the main entrances on Paces Ferry and Northside Parkway. The Lovett School shall immediately repair any damaged, injured, or broken segment of the roadway caused by this construction process.
6. North Parking Garage:
 - a. There will be no lights between the proposed north parking garage (shown as Building 1 on the site plan) and the adjoining property line (the property line shared by the Lovett School and the Paces Battle residential development).
 - b. All lights in the north parking garage shall be pointed inward and downward to minimize light spillage.
 - c. Landscaping around the north parking garage shall be mutually agreed upon by the Paces Battle Association, Inc. and the Lovett School.
 - d. The parking garage shall not have a plain concrete exterior and will either be painted green or a color agreed upon by Paces Battle Association, Inc. and the Lovett School.
 - e. The parking structure shall be closed and the lights shall be turned off at such times as the Northside Parkway and Paces Ferry gates of the Lovett School are closed and locked.



U-00-27

Exhibit A
page 1 of 1

DESCRIPTION OF PROPERTY
(The Lovett School Tract)

ALL THAT TRACT OR PARCEL of land lying and being in Land Lots 235 and 236 of the 17th District of Fulton County, Georgia and being more particularly described as follows:

Beginning at an iron pin found (3/4" Re-bar) at the northeast corner of Land Lot 235 (said corner being the common corner of Land Lots 235, 236 215 and 216); running thence southerly along the eastern line of Land Lot 235 the following courses and distances: South 00°20'57"East a distance of 208.41 feet to an iron pin found (3/4" open top); thence South 00°32'15"East a distance of 740.14 feet to an iron pin found (3/8" Re-bar); thence South 00°28'11"East a distance of 735.32 feet to an iron pin found (1/2" Re-bar) on the northerly right-of-way line of Paces Ferry Road (variable r/w); running thence northwesterly along the northerly right-of-way of Paces Ferry Road (variable r/w) the following courses and distances: along an arc of a curve to the left a distance of 322.13 feet to a point (said arc having a chord distance of 321.89 feet on a bearing of North 85°04'01"West and a radius of 2,396.14 feet); thence North 88°55'05"West a distance of 957.00 feet to a point; thence North 01°04'55"East a distance of 25.00 feet to a concrete monument found; thence along an arc of a curve to the right a distance of 558.68 feet to a concrete monument found (said arc having a chord distance of 554.97 feet on a bearing of North 77°14'51"West and a radius of 1397.63 feet) thence North 65°39'16"West a distance of 590.00 feet to a point on the easterly top of bank of the Chattahoochee River; thence departing said right-of-way and running northeasterly and northwesterly along the eastern top of bank of the Chattahoochee River and following the meandering thereof, a distance of 1951 feet more or less to a point; running thence North 78°45'16"East and departing said top of bank a distance of 1071 feet more or less to a point; running thence South 29°15'20"East a distance of 494.88 feet to an iron pin found (1/2" Re-bar); running thence South 52°17'54"East a distance of 550.91 feet to an iron pin found (3/4" open top) on the northern line of Land Lot 235; running thence North 89°42'25"East along the northern line of Land Lot 235 a distance of 1108.48 feet to THE POINT OF BEGINNING, said tract containing 103.06325 acres more or less or 4,489,435 square feet more or less.

U-00-27

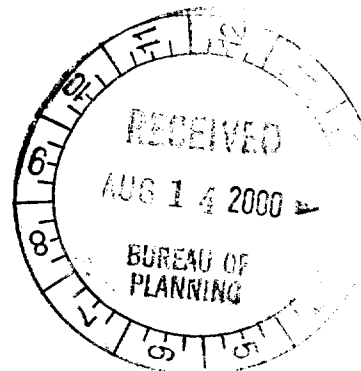
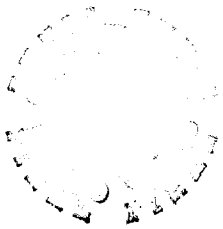
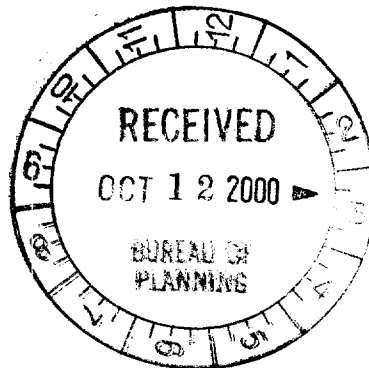


Exhibit A1



This Special Use Permit (U-00-27) shall be granted upon the express condition that prior to the issuance of any building permits(s) by the City of Atlanta on the property that is the subject of this application, The Lovett School shall have received all necessary approvals by the Atlanta Regional Commission and the required Certificate from the City of Atlanta pursuant to the requirements of The Metropolitan River Protection Act.



U-00-27

Exhibit B

page 1 of 1

RCS# 2376
11/06/00
4:48 PM

Atlanta City Council

Regular Session

00-O-1446 U-00-27/U-78-18; 4075 Paces Ferry Rd. NW
 (A-8) Site Plan Amendment
 ADOPT ON SUB

YEAS: 11
NAYS: 0
ABSTENTIONS: 0
NOT VOTING: 4
EXCUSED: 0
ABSENT 1

| | | | |
|------------|-----------|-----------|-------------|
| Y McCarty | Y Dorsey | Y Moore | Y Thomas |
| B Starnes | Y Woolard | Y Martin | Y Emmons |
| NV Bond | Y Morris | Y Maddox | Y Alexander |
| NV Winslow | NV Muller | Y Boazman | NV Pitts |

00-O-1446

